

Prepared by:  
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c/m # 001611.00071 LGS/jlf

**\*\*No title examination performed by preparing attorney\*\***

[illegible]

# QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **Horry County Board of Education, a South Carolina body politic** (hereinafter collectively called the “Grantor”), for and in consideration of the sum of FIVE AND NO/100 (\$5.00) DOLLARS in hand paid at and before the sealing of these presents by **City of Loris, a South Carolina body politic** (the “Grantee”), the receipt and sufficiency of which is hereby acknowledged, has released, relinquished and quitclaimed, and by these presents does release, relinquish and quitclaim, subject to the matters set forth hereinafter, unto the said Grantee the property described herein below, **so long as said property is developed and used by Grantee for a public purpose serving and benefitting the citizens of the City of Loris within five (5) years from the date of this conveyance. If within ten (10) years Grantee fails to convert the property for public use as stated hereinabove, Grantor, its successors and/or assigns, shall be entitled to enter upon the property and terminate the estate hereby conveyed.**

**See Attached Exhibit “A” for Legal Description of Property Conveyed  
TMS #048-06-03-028 / PIN #176-00-00-0029**

**Grantor is conveying the property described herein, together with any improvements thereon, "AS IS, WHERE IS AND WITH ALL FAULTS" and Grantor makes no express or implied warranties or representations of any kind regarding the condition of the property or improvements thereon. Grantee has investigated or inspected the property and improvements thereon and accepts the property and improvements subject to any fact, condition or defect pertaining to same.**

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said premises before mentioned, unto the said Grantee, **subject to the conditions set forth hereinabove.**

WITNESS the Grantor's Hand and Seal to be effective as of the \_\_\_\_ day of \_\_\_\_\_, 2017.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

Horry County Board of Education

\_\_\_\_\_  
Witness # 1

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_

\_\_\_\_\_  
Witness #2/Notary

STATE OF SOUTH CAROLINA    )  
  )  
COUNTY OF HORRY                )

**ACKNOWLEDGMENT**

I, the undersigned Notary Public, do hereby certify that Horry County Board of Education by and through \_\_\_\_\_, its \_\_\_\_\_, personally appeared before me this day and acknowledged the due execution of the foregoing Quitclaim Deed.

WITNESS my hand and official stamp or seal this \_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Notary Public for South Carolina

My commission expires: \_\_\_\_\_

STATE OF SOUTH CAROLINA     )  
   )  
COUNTY OF HORRY                     )

**AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS**

PERSONALLY appeared before me the undersigned, who, being duly sworn, deposes and says:

1. I have read the information on this Affidavit and I understand such information.
2. The property being transferred is identified as three parcels of land located in Loris, SC, bearing Horry County Tax Map Number **048-06-03-028** and Parcel Identification Number **176-00-00-0029**, is being transferred by Horry County Board of Education to the City of Loris, on \_\_\_\_\_, **2017**.
3. Check one of the following: ***The DEED is***  
(a)\_\_\_\_\_subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.  
(b)\_\_\_\_\_ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.  
(c)   X   EXEMPT from the deed recording fee because: Exemption #2 – transferring property to a political subdivision.

**(If exempt, please skip items 4-7, and go to item 8 of this affidavit.)**

4. Check one of the following if either item 3(a) or item 3(b) above has been checked.  
(a)\_\_\_\_\_ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$\_\_\_\_\_.  
(b)\_\_\_\_\_ The fee is computed on the fair market value of the realty which is \$\_\_\_\_\_.  
(c)\_\_\_\_\_ The fee is computed on the fair market value of the realty as established for property tax purposes which is \$\_\_\_\_\_.
5. Check YES\_\_\_\_\_ or NO\_\_\_\_\_ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "YES", the amount of the outstanding balance of this lien or encumbrance is \$\_\_\_\_\_.
6. The DEED Recording Fee is computed as follows:  
(a)\_\_\_\_\_ the amount listed in item 4 above  
(b)\_\_\_\_\_ the amount listed in item 5 above (no amount place zero)  
(c)\_\_\_\_\_ subtract line 6(b) from line 6(a) and place the result.
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$\_\_\_\_\_
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as GRANTOR.
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Horry County Board of Education

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_

Sworn to before me this \_\_\_\_\_  
day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Notary Public for South Carolina  
My Commission Expires:\_\_\_\_\_

## **EXHIBIT "A"**

### **Parcel No. 1:**

All and Singular all that certain piece, parcel or tract of land containing three and six-tenths (3.6) acres, more or less in Simpson Creek Township, Horry County, South Carolina, designated as **Parcel "A"** being more particularly bounded and described as follows:

Commencing at a pin N at the northeast intersection of a street and a reserved street; running thence along street north 38 deg. East 361 ft. to a point in ditch; thence along ditch South 63 deg. 30 min. East 387 ft. to the intersection of this ditch with another ditch; thence south 26 deg. 45 min. West along ditch 369 ft. to a point in the Northeast edge of a reserved street; thence along said reserved street north 62 deg. West 458 ft. to the beginning point.

Bounded on the Northeast and Southeast by a six and five-tenths (6.5) acre parcel designated as tract #B owned by Janet S. Harrelson which she proposed to convey this day to the Horry County Board of Education and on the southwest by a reserved street and on the northwest by a street.

The said parcel of land is more particularly delineated, bounded and described as Parcel "A" according to a survey and map of the same by A. J. Baker, Surveyor dated July 9, 1953, surveyed by J. F. Thomas, which map is recorded in Deed Book 127, at Page 359, Horry County Records.

Derivation: This is the identical property conveyed to the Grantor by D. A. Harrelson by deed recorded August 8, 1953 in Deed Book 127, at Page 357, Horry County Records.

### **Parcel No. 2:**

All and Singular all that certain piece, parcel or tract of land containing six and five-tenths (6.5) acres, more or less in Simpson Creek Township, Horry County, South Carolina, designated as **Parcel "B"** being more particularly bounded and described as follows:

Commencing at Mon. O at the Southeast right of way of unnamed street, Willie Allen corner, running thence South 56 deg. East 9 ft. to pin N on Willie Allen line; thence along Willie Allen line South 56 deg. East 116 ft. to Mon. O; thence North 37 deg. 50 min. East 60.5 ft. to Mon. O in southwest right of way of reserved street; thence along southwest side of said reserved street south 62 deg. East 548 ft. to pin N in ditch; thence along said ditch south 9 deg. 15 min. West 576 ft. to pin N in Northeast right of way of reserved street and thence along said reserved street North 62 deg. West 488 ft. to a point in a ditch; thence along said ditch North 26 deg. 45 min. West 369 ft. to its intersection with another ditch; thence along the said ditch north 63 deg. 30 min. West 387 ft. to a point in the southeast right of way line of street; thence along said street North 38 deg. East 152 ft. to a pin N in Willie Allen line; thence North 56 deg. West 9 ft. to the beginning point at Mon. O. Said tract of land is bounded on the northeast by lands of Willie Allen and a reserved street, abutting lands of Allen Patrick, Emery Cox and D. A. Harrelson on the Southeast by a ditch, abutting lands of Albert Cannon estate; on the southwest by a reserved street and Parcel A, being conveyed this day by D. A. Harrelson to the Horry County Board of Education and Northwest by Parcel "A", an unnamed street, and lands of Willie Allen.

The said parcel of land is more particularly delineated, bounded and described as Parcel "B", according to a survey and map of the same by A. J. Baker, Surveyor, dated July 9, 1953, surveyed by J. F. Thomas, which map is recorded in Deed Book 127, at Page 359, Horry County Records.

Derivation: This is the identical property conveyed to the Grantor by Janet S. Harrelson by deed recorded August 8, 1953 in Deed Book 127, at Page 361, Horry County Records.

**Parcel No. 3:**

All and Singular that certain piece, parcel or tract of land situate, lying and being in the Town of Loris, Horry County, South Carolina, containing 0.29 of an acre as shown on a map prepared by Jack F. Davis, R. L.S., dated October 14, 1974, and recorded in Plat Book 57 at page 281, office of the Clerk of Court for Horry County, South Carolina.

Said tract is bound on said map as follows: On the Northeast by John Frank Hardee, Aldon Patrick, Emory Cox, Henry Davis and Herbert Lee Melvin; on the Southeast by a sand clay street; on the Southwest by Willie Allen and Loris Lower School; and on the Northwest by Spring Street.

Derivation: This is the identical property conveyed to the Grantor by Janet S. Harrelson by deed recorded February 4, 1975 in Deed Book 527, at Page 891, Horry County Records.